049.0	0002	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	959,800 / 959,800
					USE VALUE:	959,800 / 959,800
					ASSESSED:	959,800 / 959,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57	-59	MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIGOTT CHARLES+CAHILL MARY
Owner 2:	C/O PIGOTT ELECTRIC CO INC
Owner 3:	
Street 1:	47 DUDLEY STREET
Street 2:	TRS/PIGOTT REALTY TRUST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,550 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1880, having primarily Clapboard Exterior and 3224 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	11550.000	503,700		456,100	959,800
Total Card	0.265	503,700		456,100	959,800
Total Parcel	0.265	503,700		456,100	959,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 297.70 | /Parcel: 297.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	34741
GIS Ref	
GIS Ref	
Insp Date	02/23/16

!4136!

PREVIOUS ASSESSMENT

Parcel ID: 049.0-0002-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	503,700	0	11,550.	456,100	959,800	959,800	Year End Roll	12/18/2019
2019	105	FV	406,800	0	11,550.	456,100	862,900	862,900	Year End Roll	1/3/2019
2018	105	FV	406,800	0	11,550.	306,200	713,000	713,000	Year End Roll	12/20/2017
2017	105	FV	382,500	0	11,550.	293,200	675,700	675,700	Year End Roll	1/3/2017
2016	105	FV	382,500	0	11,550.	282,800	665,300	665,300	Year End	1/4/2016
2015	105	FV	321,600	0	11,550.	227,700	549,300	549,300	Year End Roll	12/11/2014
2014	105	FV	321,600	0	11,550.	203,500	525,100	525,100	Year End Roll	12/16/2013
2013	105	FV	333,800	0	11,550.	193,200	527,000	527,000		12/13/2012

PRINT

Date	Time
12/10/20	19:12:25

LAST REV

Date	Time
03/02/19	12:49:32
apro	
4136	

SALES INFORMATION

TAX DISTRICT: PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEEVES ANNIE O	25475-287		7/10/1995		202,500	No	No		Y

USER DEFINED

Prior Id # 1:	34741
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/23/2016	Inspected	PC	PHIL C
2/23/2009	Meas/Inspect	189	PATRIOT
3/15/2000	Inspected	263	PATRIOT
2/8/2000	Mailer Sent		
2/8/2000	Measured	197	PATRIOT
7/27/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		11550		Sq. Ft.	Site		0	70.	0.56	11			Med. Tr	-15					456,070						456,100	

Total AC/HA:	0.26515	Total SF/SM:	11550	Parcel LUC:	105	Three Fam.	Prime NB Desc:	ARLINGTON	Total:	456,070	Spl Credit		Total:	456,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.97568238
Const Adj.:	0.99495000
Adj $ / SQ:	155.321
Other Features:	155500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	729932
Depreciation:	226279
Depreciated Total:	503653

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	7	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	3	1	
1	5	3	
Totals			
3	14	7	

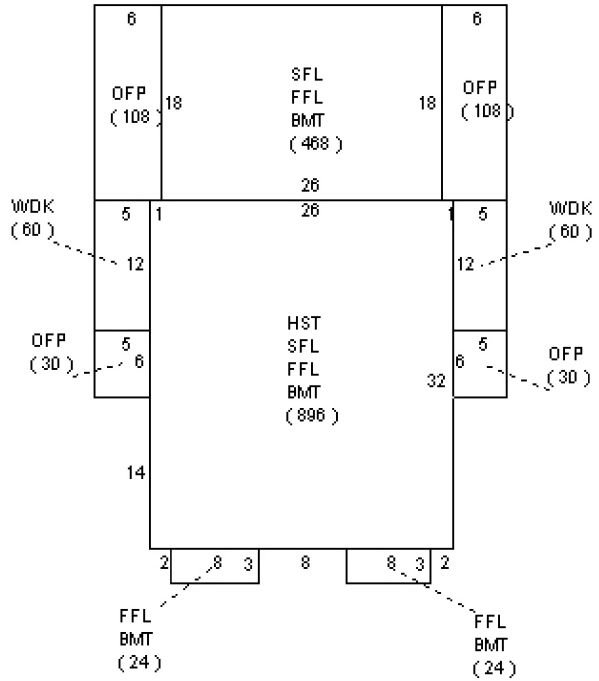
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.32
Special Features:	0	Val/Su Net:	100.10
Final Total:	503700	Val/Su SzAd	156.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,412	46.600	65,794
FFL	First Floor	1,412	155.320	219,313
SFL	Second Floor	1,364	155.320	211,858
HST	Half Story	448	155.320	69,584
OFP	Open Porch	276	22.360	6,173
WDK	Deck	120	14.260	1,711

Net Sketched Area:	5,032			Total:	574,433
Size Ad	3224	Gross Are	5480	FinArea	3224

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

049.0-0002-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	